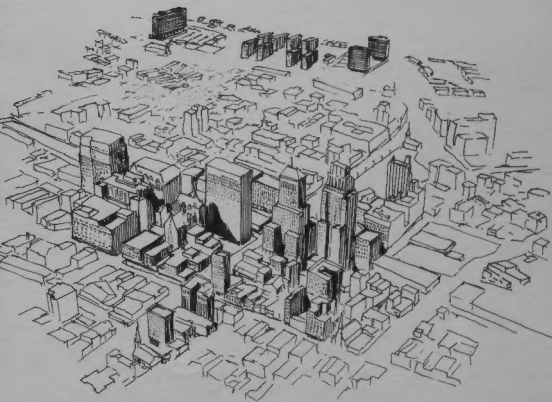


annual report 1963



central planning board
newark, new jersey

ANNUAL REPORT - 1963
CENTRAL PLANNING BOARD
NEWARK, NEW JERSEY

Members of the Board

Hon. Hugh J. Addonizio, Mayor

Joseph A. Cocuzza
Chairman

Matthew D'Alessio
Vice-Chairman

James E. Churchman, Jr.

Frederick W. Federici, Jr.

Philip E. Gordon
Councilman

Samuel A. Kaphan

Harry G. McDowell
Director of Finance

John F. Shine

Mrs. Larrie W. Stalks
Executive Secretary

TABLE OF CONTENTS

Page

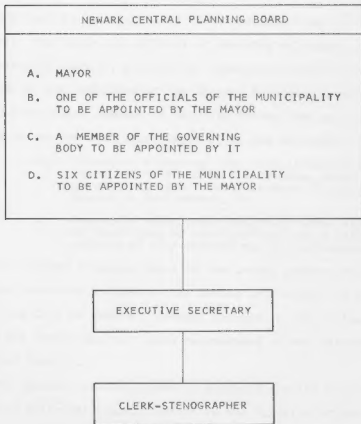
2	Purpose and Function
5	The Year 1963
6	Urban Renewal
8	Subdivision Review
9	Street Vacations
10	Sale of City Owned Land
10	Liquor License Transfer
11	Zoning Review Function
11	Reviews and Investigations
12	Variance Reviews and Reports
12	Public Information
	Summary

EXHIBITS

1	Table of Organization
7	Map of Urban Renewal Areas

CENTRAL PLANNING BOARD

TABLE OF ORGANIZATION



Purpose and Function

The Central Planning Board was established by ordinance of the Municipal Council and derives its authority from the Municipal Council and Chapter 55 of Title 40 of the Revised Statutes of the State of New Jersey Law of 1953, Chapter 433.

The Central Planning Board is composed of nine (9) members, who are: the Mayor, an official of the City of Newark, a member of the Municipal Council, and six (6) citizens of the City of Newark.

One of the functions of the Central Planning Board is to make such revisions and changes to the City Master Plan as changing circumstances and conditions require, to the end that:

- 1.) Proposals affecting city facilities and services which are referred to the Planning Board will be coordinated with a sound program of long-term community development; and
- 2.) Proposals which would originate undue costs because of their lack of coordination with a balanced program of city control may be discouraged.

The Central Planning Board is the zoning commission and, as such, conducts extensive studies of the zoning ordinances and to the zoning map of the City of Newark. Several changes to the zoning ordinance and to the zoning map have been recommended to and adopted by the Municipal Council..

The Central Planning Board is assigned special matters by the Mayor and Municipal Council and it is the function of the Board to conduct such studies and to make recommendations that would accomplish the harmonious development of the City of Newark. Such studies would include requests for street vacations, requests for zoning changes and interrelated subjects.

All plans, programs, and urban renewal projects that affect the physical development of the City are reviewed by the Central Planning Board laws and regulations which guide land subdivisions are provided by the Board.

As stated in R.S. 40:55-1.12, it is a function of the Board to give consideration to the ability of the community to carry out its development program. In such preparation, the Board shall cause careful and comprehensive surveys and studies to be made of present conditions and of the prospects for the future growth of the City. The Master Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development and the maintenance of property value previously established. To such end, the master plan shall also include adequate provisions for traffic and recreation, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of good civic design and arrangements, the wise and efficient expenditure of public funds, and adequate provision for public utilities and other public requirements.

Whenever the planning board after public hearing shall have adopted any portion of the master plan, the governing body or other public agency having jurisdiction over the subject matter, before taking action necessitating the expenditure of any public funds,

incidental to the location, character or extent of one of more projects thereof, shall refer action involving such specific project or projects to the planning board for review and recommendation or until forty-five days after such reference have elapsed without such recommendation. This requirement shall apply to action by a housing, parking, highway or other authority, redevelopment agency, school board, or other similar public agency: federal, state, county or municipal.

The Year 1963

II.

Meetings

The Central Planning Board normally meets once a month. During 1963, however, the amount of work which required consideration, discussion, and decisions continued to increase, thus it became necessary again to hold meetings on an average of three or four per month. These included special meetings, regular meetings, and public hearings.

In order to make maximum use of their time and energies, the members of the Board have been organized into special committees. The members of these committees examine the many problems which fall within their scope, and make recommendations for appropriate action to the full Board at its regular meetings. The committees consist of Zoning, Budget and Personnel, Public Works, Subdivisions, Variances, Urban Renewal, Public Affairs, Welfare and Certificate of Merit.

It is the efforts of these committees, coordinated by the Executive Secretary, and of the technical staff, together with the Planning Officer, which allowed for the many varied activities of the Central Planning Board in 1963.

During 1963 the Central Planning Board held 12 regular meetings, 15 public hearings on subdivisions, 6 special meetings and numerous sub-committee meetings. In addition, the Board conducted a major public hearing in conjunction with the Forest Hill Rezoning Study. A Blight Hearing was conducted by the Board for the Industrial River Urban Renewal Project, N.J.R-121. The final approval of 1,000 units of urgently needed apartments for senior citizens concluded a most valuable study and coordinated effort, in accelerating the program for elderly housing.

06. 年 01 月 25 日



are held, however, most are made and changes recommended after an area has been determined as in need of redevelopment.

The same principals of joint participation and cooperation were used in the study, review and revision of plans for various other renewal projects, including the Old Third Ward, Newark Colleges Expansion, Hill Street, South Broad Street, Educational Center, Newark Plaza, Essex Heights, and St. Michael's Hospital Projects.

IV Subdivision Review

In 1963 the Board reviewed 67 subdivisions. The process of subdivision review is carried out by the subdivision committee of the Central Planning Board. The entire procedure commences when an individual, desirous of subdividing his property, comes to the Board to present his particular case. It is the function of the Board to furnish the subdivider with the appropriate application forms and a set of instructions, the latter being supplementary to an informal conference between the subdivider and Board. At this conference the subdivider is briefed on the nature of his parcel of land as it applies to such areas of city planning as zoning, urban renewal, street frontage and lot design.

The Board recognizes two types of subdivisions, major and minor, the type being a function of the aggregate lot frontage on a particular improved city, county or state thoroughfare. A minor subdivision must be acted upon by the Board within 30 days. The Subdivision Committee is notified and if the application is approved, the applicant is contacted by the City Clerk.

A major subdivision involves a public hearing which is usually held on the fourth Monday of each month concurrently with the regular Planning board meeting. At the time of the public hearing, the subdivider and all prenotified adjacent property owners may be present to voice their opinions as to the possible effect the subdivision will have upon the community. A major subdivision must be acted upon by the Board within 45 days after application.

V Street Vacations

Eleven requests for street vacations were received by the Board in 1963. A street vacation is a municipal governmental process whereby a street or any portion thereof is legally turned over to a property owner for purposes of development, easement, right of way encroachment etc.

In order to vacate a street, permission has to be obtained from the City government via the recommendation of various internal agencies such as the Department of Public Works, the Department of Economic Development and the Central Planning Board. It is the function of the Planning board to review the street vacation in terms of the degree of involvement of utilities (sewers, water mains, power lines), and general effect upon the particular neighborhood involved.

Upon receipt of a street vacation, the Board in the form of an appointed street vacation sub-committee, examines the actual site or area involved and then convenes to discuss matters in terms of the above mentioned factors.

VI Sale of City Owned Land

The Board reported on the sale of seven city owned parcels in 1963 and made recommendations accordingly. The sale of city owned land is in process whereby the city is desirous of selling one or more of its parcels which can be more effectively put to a substantial private use rather than a public governmental or institutional use.

In this matter, it is the function of the Board to advise the Office of the Business Administrator as to the practicality of selling a particular parcel of municipal property. The bases of recommendation are such variables as size of the lot concerned, location of the lot within the city with respect to urban renewal areas, proposed highway alignments and zoning districts.

No formal Board meeting is held in the matter of the sale of city owned land but rather a list of appropriate recommendations are compiled officially sent to the Office of the Business Administrator.

VII Liquor License Transfer

During 1963, the board advised the Alcohol Beverage Control Board concerning the transfer of 35 liquor licenses.

The location of an alcohol dispensing establishment within the City is strictly regulated by means of the Alcoholic Beverage Ordinance. Due to the fact that the sale of alcoholic beverages has such a significant effect on the neighborhood or surrounding community it is important that such commercial establishments dispensing alcohol be made to conform to the letter of the law.

In keeping with its function, the Central Planning Board advised the Alcohol Beverage Control Board as to the transfer or establishment of a liquor license in terms of the legally adopted ordinance, urban redevelopment areas and finally proposed highway alignments. All recommendations to the Alcohol Beverage Control were made in writing and while no formal meeting was held, the Board in conjunction with its personnel, engaged in comprehensive research concerning the particular neighborhood to be affected by the location of an alcoholic beverage dispensing establishment.

Zoning Review Function

In conjunction with its function as the Zoning Commission, the Board during 1963, in addition to the Forest Hill Rezoning Study, reviewed and studied two other requests for rezoning. One was approved and one denied.

VIII Reviews and Investigations

The Board reviewed and studies an application of the Newark Housing Authority to locate and construct 2,000 elderly housing units. This particular review required many hours of personal inspection of the various sites by individual Planning Board Members.

The vast urban renewal program underway in Newark required the Board to study and evaluate the Urban Renewal Plans for the Hill Street Project, N.J.R-49; the Newark Plaza Project Area, N.J.R-58; the Essex Heights Urban Renewal Plan, N.J.R-62 and the Urban Renewal Plan for the Educational Center, N.J.R-50.

The largest singular review and evaluation concerned the new meadow lands proposal (Industrial River Urban Renewal Project N.J.R-121). The Board, as a group, toured the entire 1700 acre area and diligently studied all the factual data presented to it for review.

The Board members devoted many hours of their own time to the detailed investigation and studies provided to them by the Newark Housing Authority and the technical staff of the Division of Planning.

IX Variance Reviews and Reports

During 1963, the Planning Board reviewed and submitted written reports to the Board of Adjustment dealing with over 200 variances. Members of the Variance Committee personally inspected the bulk of these premises and met with the Executive Secretary and the Planning Officer prior to each meeting of the Board of Adjustment.

X Public Information

The Executive Secretary of the Central Planning Board receives numerous requests annually for information about particular areas, highway development or projects in the City.

In addition, many calls are received pertaining to blight hearings, church relocation, neighborhood block councils, subdivisions and other matters before the board.

The Division of City Planning Staff either supplies the information or the Executive Secretary directs the inquiry to the appropriate source for obtaining the information.

XI Summary

During 1963 the Planning Board was primarily concerned with evaluation and review of urban renewal projects and matters related to renewal planning and future development. A most extensive program directed to housing for the elderly and related studies of various site proposals was undertaken.

Again, it must be pointed out that since the original Master Plan was adopted in 1947, much effort must be expended to continually update and evaluate the changing needs of Newark. The City is not static and a viable complexus requires day to day analysis and decisions.

The Planning Board has carefully evaluated and studied Urban Renewal, especially when approval of Urban Renewal Plans are pending before it. The Board Members in many instances have been instrumental in improving the quality of design and the physical location of many structures, e.g., Housing for the Elderly. In this respect the Board serves the community by providing the balance needed between technicians and the general public which makes for a better city.

